



Official copy of register of title

Title number HS132159

Edition date 03.11.2022

- This official copy shows the entries on the register of title on 04 Feb 2023 at 14:05:00.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 04 Feb 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry Kingston upon Hull Office.

A: Property Register

This register describes the land and estate comprised in the title.

NORTH LINCOLNSHIRE

- 1 (03.07.1987) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land lying to the East of High Street, Scunthorpe.
- 2 The land was formerly copyhold of the Manor of Crowle and the rights saved to the lord by the 12th Schedule of the Law of Property Act 1922 are excepted from the registration.
- 3 (03.12.1991) The land has the benefit of the following rights reserved by the Transfer dated 22 March 1991 referred to in the Charges Register:-

EXCEPT AND RESERVING the rights set out in the Second Schedule hereto.

THE SECOND SCHEDULE above referred to

Rights excepted and reserved to the Transferor

(1) Full and free right to construct or lay or make connections into all sewers and drains gas and water pipes and electricity and telephone wires and cables under any part of the Property which is not occupied by buildings.

(2) Full and free right (in common with the Transferee and all other persons entitled to the like right) to use the sewers and drains gas and water pipes and electricity and telephone wires and cables now laid or during the specified period to be laid under the Property.

(3) Full and free right to enter upon any part of the Property which is not occupied by buildings for the purpose of constructing laying making connections to cleansing repairing or renewing the said sewers and drains gas and water pipes and electricity and telephone wires and cables or any of them provided that any person or persons exercising this right shall do as little damage as possible to the Property and shall make good the surface without delay at his or their own cost and pay compensation for any damage done or occasioned in the exercise of this right.

A: Property Register continued

(4) Full and free right to enter onto such part of the Property as is reasonably necessary for the purpose of constructing inspecting cleaning decorating or otherwise repairing maintaining or replacing the walls of the dwellinghouse and any buildings erected or to be erected by the Transferor on the Retained Property which are situate within six feet from the boundary of the Property including the windows in such walls and the foundations thereof and any roofs eaves spouts or other parts of such dwellinghouse and any such buildings which cannot otherwise reasonably be constructed inspected cleaned decorated or otherwise repaired maintained or replaced provided that any person or persons exercising this right shall do as little damage as possible to the Property and shall make good any damage occasioned in the exercise of this right without delay at his or their own cost and pay compensation for any such damage.

(5) Full and free right to construct and maintain such part as is reasonably necessary of the foundations of the dwellinghouse and any buildings erected or to be erected by the Transferor on the Retained Property in or under the Property and such part as is reasonably necessary of the roofs eaves and spouts of such dwellinghouse and any such building over and above the Property with full rights of support for the said foundations roofs eaves and spouts."

4 (01.09.1992) The land has the benefit of the rights reserved by the Transfer dated 7 August 1992 referred to in the Charges Register which are in identical terms to those contained in the Transfer dated 22 March 1991 referred to above.

5 (04.10.1993) The land has the benefit of the following rights reserved by the Transfer dated 25 August 1993 referred to in the Charges Register:-

"EXCEPT AND RESERVING unto the Transferor and the registered proprietors from time to time of the remainder of the land now or formerly comprised either in Title Number HS188657 or in Title Number HS132159 (together hereinafter called "the Retained Property") to whom the same have been or may hereafter be granted the rights set out in the Second Schedule hereto but subject and in common as therein mentioned.

SECOND SCHEDULE above referred to

Rights excepted and reserved to the Transferor

1. Full and free right during the specified period to construct or lay or make connections into all sewers and drains gas and water pipes and electricity and telephone wires and cables under any part of the Property which is not occupied by buildings.

2. Full and free right (in common with the Transferee and all other persons entitled to the like right) to use the sewers and drains gas and water pipes and electricity and telephone wires and cables now laid or during the specified period to be laid under the Property.

3. Full and free right to enter upon any part of the Property which is not occupied by buildings for the purpose of constructing laying making connections to cleansing repairing or renewing the said sewers and drains gas and water pipes and electricity and telephone wires and cables or any of them provided that any person or persons exercising this right shall do as little damage as possible to the Property and shall make good the surface without delay at his or their own cost and pay compensation for any damage done or occasioned in the exercise of this right.

4. Full and free right to enter onto such part of the Property as is reasonably necessary for the purpose of constructing inspecting cleaning decorating or otherwise repairing maintaining or replacing the walls of the dwellinghouse and any buildings erected or to be erected by the Transferor on the Retained Property which are situate within six feet from the boundary of the Property including the windows in such walls and the foundations thereof and any roofs eaves spouts or other parts of such dwellinghouse and any such buildings which cannot otherwise reasonably be constructed inspected cleaned decorated or

A: Property Register continued

otherwise repaired maintained or replaced provided that any person or persons exercising this right shall do as little damage as possible to the Property and shall make good any damage occasioned in the exercise of this right without delay at his or their own cost and pay compensation for any such damage.

5. Full and free right to construct and maintain such part as is reasonably necessary of the foundations of the dwellinghouse and any buildings erected or to be erected by the Transferor on the Retained Property in or under the Property and such part as is reasonably necessary of the roofs eaves and spouts of such dwellinghouse and any such building over and above the Property with full rights of support for the said foundations roofs eaves and spouts.

6. The right for the Transferor and his successor in title and the owners and occupiers for the time being of any part of the Retained Property at all times and for all purposes with or without motor cars to pass and repass over and along the road coloured brown on plan numbered 2 annexed hereto together with the right to park motor cars in the communal parking area coloured green on the said plan numbered 2 with the cost of maintenance of the said road and communal parking area to be shared equally between those entitled to use the same."

NOTE: Original plan filed with Transfer under HS228513.

- 6 (26.10.2021) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered HS404717 in green on the title plan and other land dated 27 September 2021 made between (1) Antony Chapman and (2) Steven Dean Machen and Rebecca Leanne Watson but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under HS404717.

- 7 (26.10.2021) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan. The property description has been altered to reflect the land remaining in the title.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (03.11.2022) PROPRIETOR: DONNA YVONNE MCCLUREY and SIMON CHAPMAN of 11 Windsor Lane, Crowle, Scunthorpe DN17 4EQ.
- 2 (03.11.2022) The price stated to have been paid on 21 October 2022 was £42,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (03.12.1991) The land is subject to the following rights granted by a Transfer of land adjoining the Northern boundary of the land in this title dated 22 March 1991 made between (1) Keith Chapman (Transferor) and (2) Anthony Chapman (Transferee):-

"TOGETHER WITH the rights set out in the First Schedule hereto.

THE FIRST SCHEDULE above referred to

Rights granted to the Transferee

The right for the Transferee and his successors in title owners or occupiers for the time being of the Property in common with the

C: Charges Register continued

Transferor and all other persons having the like right at all times and for all purposes with or without motor cars to pass and repass over and along the road coloured brown on the plan annexed hereto together with the right to park a motor car in the communal parking area coloured green on the said plan annexed hereto with the Transferee hereby agreeing to share the cost of maintenance of the said road and communal parking area equally between those entitled to use the same."

NOTE: Copy plan filed.

- 2 (13.03.1992) The land is subject to the following rights granted by a Transfer of the land edged and numbered HS210713 in green on the filed plan dated 12 February 1992 made between (1) Keith Chapman (Transferor) and (2) Wilfred Rusling and Janet Muriel Rusling (Transferee):-

"TOGETHER WITH the rights set out in the First Schedule hereto.

THE FIRST SCHEDULE above referred to:

Rights granted to the Transferee

1. Full and free right (in common with the Transferor and all persons entitled to the like right) to use the sewers and drains gas and water pipes and electricity and telephone wires and cables now laid or during the period (hereinafter called "the specified period") commencing on the First day of January One thousand nine hundred and ninety one and enduring for eighty years (which said period shall be the perpetuity period applicable to this Transfer) to be laid under the Retained Property.

2. Full and free right to enter onto any part of the Retained Property which is not occupied by building for the purpose of cleansing repairing or renewing the said sewers and drains gas and water pipes and electricity and telephone wires and cables or any of them provided that any person or persons exercising this right shall do as little damage as possible to the land entered upon and shall make good the surface without delay at his or their own cost and pay compensation for any damage done or occasioned in the exercise of this right.

3. Full and free right to enter onto such part of the Retained Property as is reasonably necessary for the purpose of inspecting cleaning decorating or otherwise repairing maintaining or replacing the walls of the dwellinghouse and any building hereby transferred which are situate within six feet from the boundary of the Retained Property including the windows in such walls and the foundations thereof and any roofs eaves spouts or other part of the dwellinghouse and any building hereby transferred which cannot otherwise reasonably be inspected cleaned decorated or otherwise repaired maintained or replaced provided that any person or persons exercising this right shall do as little damage as possible to the land entered upon and shall make good any damage done or occasioned in the exercise of this right without delay at his or their own cost and pay compensation for any such damage.

4. Full and free right to maintain such part as is reasonably necessary of the foundations of the dwellinghouse and any building hereby transferred in or under the Retained Land and such part as is reasonably necessary of the roofs eaves and spouts of the dwellinghouse and any building hereby transferred over and above the Retained Property with full rights of support for the said foundations roofs eaves and spouts.

5. The right for the Transferee and his successors in title owners or occupiers for the time being of the Property in common with the Transferor and all other persons having the like right at all times and for all purposes with or without motor cars to pass and repass over and along the road coloured brown on the plan annexed hereto together with the right to park a motor car in the communal parking area coloured green on the said plan annexed hereto with the Transferee hereby agreeing to share the cost of maintenance of the said road and communal parking area equally between those entitled to use the same."

NOTE: Original filed under HS210713.

C: Charges Register continued

3 (01.09.1992) The land is subject to the rights granted by a Transfer of the land edged and numbered HS217709 in green on the filed plan dated 7 August 1992 made between (1) Keith Chapman and (2) Sukhuinder Singh which are in identical terms to those contained in the Transfer dated 12 February 1992 referred to above.

4 (17.02.1993) The land is subject to the following rights granted by a Transfer of 32 High Street dated 5 June 1992 made between (1) Keith Chapman (Transferor) and (2) Peter John Rawson and Patience Sandra Shareen Rawson (Transferees):-

"TOGETHER WITH the rights set out in the First Schedule hereto.

THE FIRST SCHEDULE above referred to

Rights granted to the Transferee

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The right for the Transferee and his successors in title owners or occupiers for the time being of the Property in common with the Transferor and all other persons having the like right at all times and for all purposes with or without motor cars to pass and repass over and along the road coloured brown on the plan annexed hereto together with the right to park a motor car in the communal parking area coloured green on the said plan annexed hereto with the Transferee hereby agreeing to share the cost of maintenace of the said road and communal parking area equally between those entitled to use the same."

NOTE: Original transfer filed under HS216791.

5 (04.10.1993) The land is subject to the following rights granted by a Transfer of the land edged and numbered HS228513 in green on the title plan dated 25 August 1993 made between (1) Keith Chapman (Transferor) and (2) Antony Chapman (Transferee):-

"TOGETHER WITH the rights set out in the First Schedule hereto.

THE FIRST SCHEDULE above referred to

Rights granted to the Transferee

1. Full and free right (in common with the Transferor and all persons entitled to the like right) to use the sewers and drains gas and water pipes and electricity and telephone wires and cables now laid or during the period (hereinafter called "the specified period") commencing on the First day of January One thousand nine hundred and ninety one and enduring for eighty years (which said period shall be the perpetuity period applicable to the transfer) to be laid under the Retained Property.

2. Full and free right to enter onto any part of the Retained Property which is not occupied by building for the purpose of cleansing repairing or renewing the said sewers and drains gas and water pipes and electricity and telephone wires and cables or any of them provided that any person or persons exercising this right shall do as little damage as possible to the land entered upon and shall make good the surface without delay at his or their own cost and pay compensation for any damage done or occasioned in the exercise of this right.

3. Full and free right to enter onto such part of the Retained Property as is reasonably necessary for the purpose of inspecting cleaning decorating or otherwise repairing maintaining or replacing the walls of any dwellinghouse and building erected or to be erected on the Property during the specified period which are situate within six feet from the boundary of the Retained Property including the windows in such walls and the foundations thereof and any roofs eaves spouts or other part of any dwellinghouse and building which cannot otherwise reasonably be inspected cleaned decorated or otherwise repaired maintained or replaced provided that any person or persons exercising this right shall do as little damage as possible to the land entered upon and shall make good any damage done or occasioned in this exercise of this

C: Charges Register continued

right without delay at his or their own cost and pay compensation for any such damage.

4. Full and free right to maintain such part as is reasonably necessary of the foundations of any dwellinghouse and building in or under the Retained Land and such part as is reasonably necessary of the roofs eaves and spouts of any dwellinghouse and building over and above the Retained Property with full rights of support for the said foundations roofs eaves and spouts."

End of register